



Brook Lane | Sarisbury Green | SO31 7EW

Asking Price £775,000



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W&W are delighted to offer for sale this well presented & extended six bedroom detached family home set back from the road in a private location made up of only two houses. The property boasts over 2600 sq.ft providing highly versatile living accommodation enjoying six bedrooms with three boasting en-suites, three reception rooms, kitchen/dining room, utility room & two additional bathrooms. The property is sat on an enviable corner plot providing front, side & rear gardens as well as garage & driveway providing parking for multiple vehicles.

Brook Lane is situated close to the ever so sought after maritime village of Warsash. The village offers some picturesque walks along the River Hamble, with the option to stop in various riverside eateries & take the little pink ferry crossing to Hamble. The local shops are a 15 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. Excellent transport links are also easily accessible including A27, M27, Swanwick train station & Southampton Airport.







Well presented & extended six bedroom detached family home

No chain ahead

Truly versatile accommodation in this spectacular house

Set back from the main road the home enjoys a private location made up of only two houses

Over 2600 sq.ft providing flexible living accommodation & excellent potential for a home annexe

Welcoming entrance hall with feature solid oakwood flooring flowing throughout the ground floor except the kitchen/dining room

Dual aspect lounge enjoying double doors out to the garden & centrepiece stone surround fireplace

22'10ft kitchen/dining room with double doors opening out onto the rear garden

Kitchen boasting attractive wooden units & granite worktops

Integrated appliances include oven, hob, dishwasher & fridge/freezer

Utility room providing additional storage & space/plumbing for appliances

Two additional downstairs reception rooms with one being dual aspect

Downstairs 'annexe' bedroom enjoying built in wardrobes & modern en-suite shower room

Galleried landing enjoying built in storage cupboard

Tenure: Freehold

EPC Rating: B

Council Tax Band: G -

£3439.01 Per Annum



Main bedroom benefitting from built in wardrobes, dressing room with fitted wardrobes & modern en-suite shower room

Guest bedroom currently used as an additional reception room enjoying twin windows to the front & en-suite currently used as a kitchenette

Three additional double bedrooms

Main bathroom comprising three piece white suite

Enviably corner plot providing front, side & rear gardens

The gardens enjoys a lawn area, paved patio areas & display shrubbery

'In our opinion' we feel that the gardens offer a good degree of privacy

Garage enjoying power & lighting

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

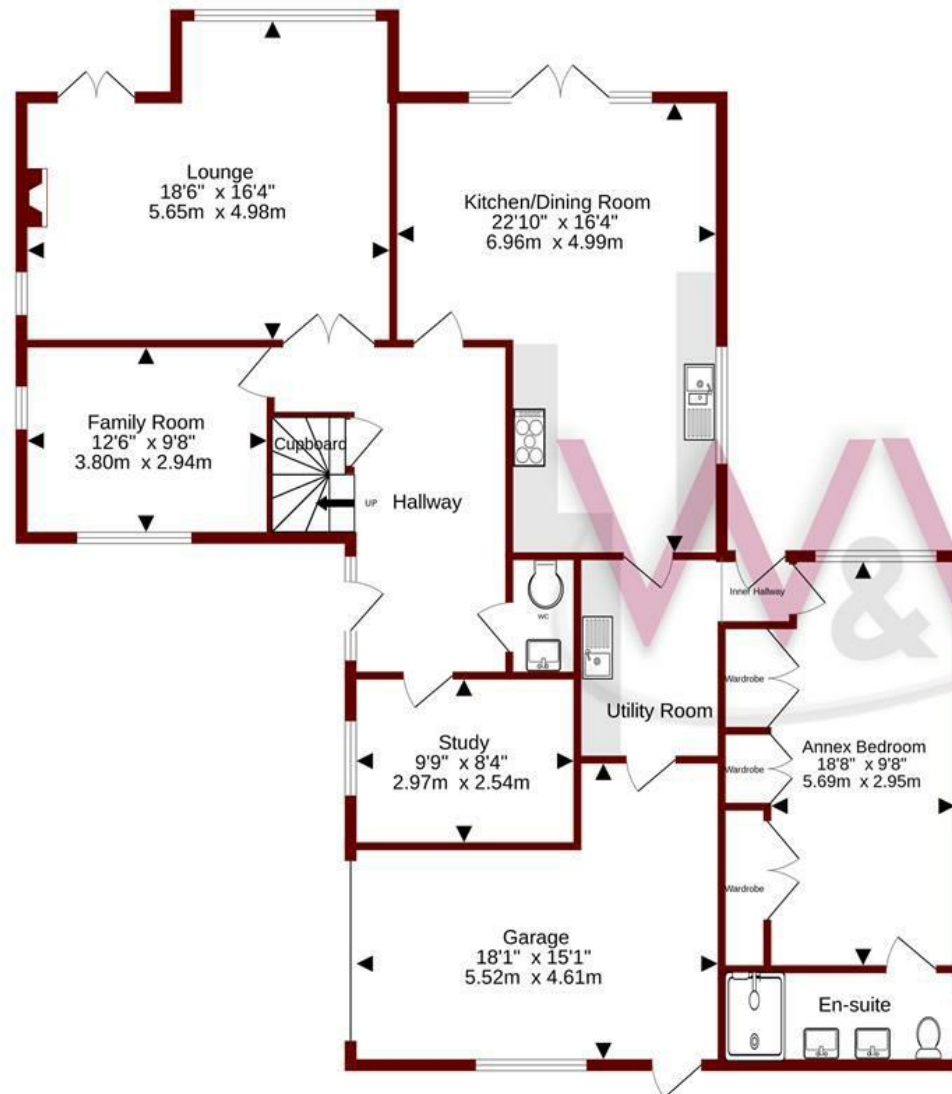
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone



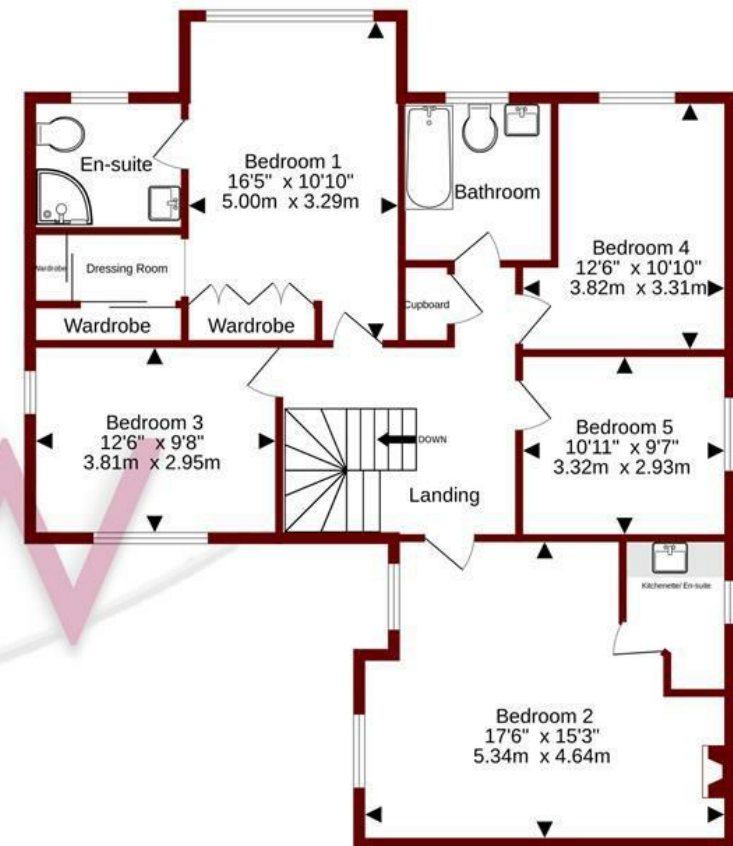
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground floor
1607 sq.ft. (149.3 sq.m.) approx.



1st floor
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 2694 sq.ft. (250.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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